

Fill in this information to identify the case:

Debtor 1 Janice Y. Thomas

Debtor 2
(Spouse, if filing) _____

United States Bankruptcy Court for the: Eastern District of Pennsylvania

Case number 2111344

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor:
Wells Fargo Bank, N.A.

Court claim no. (if known): 5-1

Date of payment change:

Must be at least 21 days after date
of this notice

01/01/2022

New total payment:

Principal, interest, and escrow, if any \$ 1514.76

Last 4 digits of any number you use to
identify the debtor's account:

1 6 7 5

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 895.34

New escrow payment: \$ 853.26

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change:

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☒ I am the creditor.
- ☐ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/Mikiya Ratliff _____ Date 11/23/2021 _____
Signature

Print: Ratliff, Mikiya _____ VP Loan Documentation _____
First Name Middle Name Last Name Title

Company Wells Fargo Bank, N.A. _____

Address MAC N9286-01Y _____
Number Street
P.O. Box 1629 _____
Address 2
Minneapolis MN 55440-9790
City State ZIP Code

Contact phone 800-274-7025 _____ NoticeOfPaymentChangeInquiries@wellsfargo.com
Email

UNITED STATES BANKRUPTCY COURT

Eastern District of Pennsylvania

Chapter 13 No. 2111344

Judge: Ashely M. Chan

In re:

Janice Y. Thomas

Debtor(s).

CERTIFICATE OF SERVICE

I hereby certify that this Notice, including all attachments, is being served on or before November 24, 2021 via filing with the US Bankruptcy Court's CM ECF system or by mailing or providing a copy of this document to a vendor for mailing: By U.S. Postal Service First Class Main Postage Prepaid or FedEx.

Debtor:

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

Janice Y. Thomas
602 Wanamaker Road

Jenkintown PA 19046

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

N/A

Debtor's Attorney:

By Court's CM/ECF system registered email address

BRAD J. SADEK
Sadek and Cooper
1315 Walnut Street Suite 502

Philadelphia PA 19107

By Court's CM/ECF system registered email address

N/A

Trustee:

By Court's CM/ECF system registered email address

KENNETH E. WEST
Office of the Chapter 13 Standing Trustee
1234 Market Street - Suite 1813

Philadelphia PA 19107

/s/Mikiya Ratliff

VP Loan Documentation

Wells Fargo Bank, N.A.








Return Mail Operations
PO Box 14547
Des Moines, IA 50306-4547

Escrow Review Statement
For informational purposes only
Statement Date: November 9, 2021
Loan number: [REDACTED]
Property address:
602 WANAMAKER ROAD
ABINGTON TOWNSHIP PA 19046

JANICE THOMAS
602 WANAMAKER RD
JENKINTOWN PA 19046

Customer Service

- **Online**
wellsfargo.com
- **Telephone**
1-800-340-0473
- **Correspondence**
PO Box 10335
Des Moines, IA 50306
- **Hours of operation**
Mon - Fri 7 a.m. - 7 p.m. CT
- **To learn more, go to:**
wellsfargo.com/escrow

We accept telecommunications relay service calls

PLEASE NOTE: If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this statement is being sent to you for informational purposes only. The summaries below are based on the terms of the loan and are provided for informational purposes only.

These amounts are governed by the terms of the loan unless otherwise reduced by an order of the bankruptcy court. Because the amounts billed for the escrow items can change over time, we review the escrow account at least once per year to ensure there will be enough money to make these payments. Once the review is complete, we send the escrow review statement, also known as the escrow account disclosure statement.

Here’s what we found:

- Required minimum balance:** The escrow account balance is projected to be above the required minimum balance. This means there is an **overage**.

If payments required under the bankruptcy plan have not been made, any escrow overage will be held in the escrow account.

- Payments:** As of the **January 1, 2022** payment, the contractual portion of the escrow payment **decreases**.

Part 1 - Mortgage payment

New Payment The new total payment will be **\$1,514.76**

| | Previous payment through 12/01/2021 payment date | New payment beginning with the 01/01/2022 payment |
|---------------------------|-----------------------------------------------------|------------------------------------------------------|
| Principal and/or interest | \$661.50 | \$661.50 |
| Escrow payment | \$895.34 | \$853.26 |
| Total payment amount | \$1,556.84 | \$1,514.76 |

No action required

Starting **January 1, 2022** the new contractual payment amount will be **\$1,514.76**

See Page 2 for additional details.

Part 2 - Payment calculations

For the past review period, the amount of the escrow items was \$3,812.00. For the coming year, we expect the amount paid from escrow to be \$10,239.00.

How was the escrow payment calculated?
To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the amounts by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods up through the date of the analysis.

Escrow comparison

| | 02/20 - 01/21 (Actual) | 01/21 - 12/21 (Actual) | 06/21 - 11/21 (Actual) | 01/22 - 12/22 (Projected) | | # of months | | New monthly escrow amount |
|---------------------------|---------------------------|---------------------------|---------------------------|------------------------------|---|----------------|---|---------------------------------|
| Property taxes | \$5,035.00 | \$5,177.00 | \$3,812.00 | \$5,177.00 | ÷ | 12 | = | \$431.42 |
| Property insurance | \$3,094.00 | \$1,782.00 | \$0.00 | \$1,166.00 | ÷ | 12 | = | \$97.17 |
| Flood insurance | \$11,332.00 | \$3,896.00 | \$0.00 | \$3,896.00 | ÷ | 12 | = | \$324.67 |
| Total taxes and insurance | \$19,461.00 | \$10,855.00 | \$3,812.00 | \$10,239.00 | ÷ | 12 | = | \$853.26 |
| Total escrow | \$19,461.00 | \$10,855.00 | \$3,812.00 | \$10,239.00 | | | | \$853.26 |

Projected escrow account activity over the next 12 months
To determine if there will be a shortage or overage in the account, we calculate whether the amount of the lowest projected escrow balance will be greater or less than the required minimum balance. This is determined by subtracting the required minimum balance from the lowest projected balance. If the outcome is positive, there is an overage. If it is negative, there is a shortage. The calculation is below:

| | | | |
|-----------------------------------------------------|---|-------------|-----------------------------------------------------------|
| Lowest projected escrow balance August, 2022 | | -\$3,110.32 | (Calculated in Part 3 - Escrow account projections table) |
| Bankruptcy adjustment [‡] | + | \$4,958.44 | |
| Minimum balance for the escrow account [‡] | - | \$1,706.52 | (Calculated as: \$853.26 X 2 months) |
| Escrow overage | = | \$141.60 | |

[‡]This adjustment of \$4,958.44, is the remaining amount of the pre-petition escrow shortage included in our proof of claim being paid through the confirmed bankruptcy plan.

[‡]The minimum balance includes a cash reserve to help cover any increase in taxes and/or insurance. To calculate the cash reserve for the escrow account, we add the yearly escrow payments, and divide by 12. We take this amount and multiply it by 2 as allowed by state laws and/or the mortgage contract to determine the cash reserve.

Part 3 - Escrow account projections

Escrow account projections from January, 2022 to December, 2022

| Date | Payments to escrow | What we expect to pay out | Description | Projected escrow balance | Balance required in the account |
|----------|--------------------|---------------------------|-------------------------|--------------------------|---------------------------------|
| Dec 2021 | | | Starting balance | \$302.60 | \$5,119.44 |
| Jan 2022 | \$853.26 | \$0.00 | | \$1,155.86 | \$5,972.70 |
| Feb 2022 | \$853.26 | \$1,166.00 | STATE FARM INS | \$843.12 | \$5,659.96 |
| Mar 2022 | \$853.26 | \$1,365.00 | ABINGTON TOWNSHIP (6) | \$331.38 | \$5,148.22 |
| Apr 2022 | \$853.26 | \$0.00 | | \$1,184.64 | \$6,001.48 |
| May 2022 | \$853.26 | \$0.00 | | \$2,037.90 | \$6,854.74 |
| Jun 2022 | \$853.26 | \$0.00 | | \$2,891.16 | \$7,708.00 |
| Jul 2022 | \$853.26 | \$3,896.00 | AMERICAN BANKERS INS CO | -\$151.58 | \$4,665.26 |
| Aug 2022 | \$853.26 | \$3,812.00 | ABINGTON TWP SD (6) | -\$3,110.32 | \$1,706.52 |
| Sep 2022 | \$853.26 | \$0.00 | | -\$2,257.06 | \$2,559.78 |
| Oct 2022 | \$853.26 | \$0.00 | | -\$1,403.80 | \$3,413.04 |
| Nov 2022 | \$853.26 | \$0.00 | | -\$550.54 | \$4,266.30 |
| Dec 2022 | \$853.26 | \$0.00 | | \$302.72 | \$5,119.56 |
| Totals | \$10,239.12 | \$10,239.00 | | | |

Part 4 - Escrow account history

Escrow account activity from June, 2021 to December, 2021

| Date | Deposits to escrow | | | Payments from escrow | | | Description | Escrow balance | | |
|---------------------|--------------------|------------|-------------|----------------------|------------|------------|---------------------|----------------|------------|--------------|
| | Actual | Projected | Difference | Actual | Projected | Difference | | Actual | Projected | Difference |
| Jun 2021 | | | | | | | Starting Balance | -\$45,013.52 | \$2,805.66 | -\$47,819.18 |
| Jun 2021 | \$0.00 | \$895.34 | -\$895.34 | \$0.00 | \$0.00 | \$0.00 | | -\$45,013.52 | \$3,701.00 | -\$48,714.52 |
| Jul 2021 | \$0.00 | \$895.34 | -\$895.34 | \$0.00 | \$0.00 | \$0.00 | | -\$45,013.52 | \$4,596.34 | -\$49,609.86 |
| Aug 2021 | \$0.00 | \$895.34 | -\$895.34 | \$3,812.00 | \$3,701.00 | \$111.00 | ABINGTON TWP SD (6) | -\$48,825.52 | \$1,790.68 | -\$50,616.20 |
| Sep 2021 | \$0.00 | \$895.34 | -\$895.34 | \$0.00 | \$0.00 | \$0.00 | | -\$48,825.52 | \$2,686.02 | -\$51,511.54 |
| Oct 2021 | \$0.00 | \$895.34 | -\$895.34 | \$0.00 | \$0.00 | \$0.00 | | -\$48,825.52 | \$3,581.36 | -\$52,406.88 |
| Nov 2021 (estimate) | \$48,232.78 | \$895.34 | \$47,337.44 | \$0.00 | \$0.00 | \$0.00 | | -\$592.74 | \$4,476.70 | -\$5,069.44 |
| Dec 2021 (estimate) | \$895.34 | \$895.34 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$302.60 | \$5,372.04 | -\$5,069.44 |
| Totals | \$49,128.12 | \$6,267.38 | \$42,860.74 | \$3,812.00 | \$3,701.00 | \$111.00 | | | | |

